

ORDINANCE NO. 2700 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 9245 WEST NORTHERN AVENUE FROM MARICOPA COUNTY RU-43 (ONE ACRE PER DWELLING UNIT), C-3 (GENERAL COMMERCIAL), AND IND-2 (LIGHT INDUSTRIAL) TO CITY OF GLENDALE A-1 (AGRICULTURAL), C-3 (HEAVY COMMERCIAL), M-1 (LIGHT INDUSTRIAL), R1-4 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT), AND PAD (PLANNED AREA DEVELOPMENT); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on September 3, 2009, in zoning case ZON09-03 in the manner prescribed by law for the purpose of rezoning property located at 9245 West Northern Avenue from Maricopa County RU-43 (One Acre Per Dwelling Unit), C-3 (General Commercial), and IND-2 (Light Industrial) to City of Glendale A-1 (Agricultural), C-3 (Heavy Commercial), M-1 (Light Industrial), R1-4 PRD (Single Residence, Planned Residential Development), and PAD (Planned Area Development);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in *The Glendale Star* on August 13, 2009; and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the zoning of property as aforesaid and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as aforesaid.

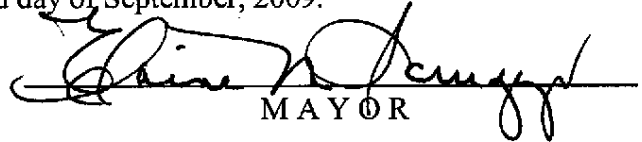
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at 9245 West Northern Avenue and more accurately described in Exhibit A to this ordinance, is hereby rezoned from Maricopa County RU-43 (One Acre Per Dwelling Unit), C-3 (General Commercial), and IND-2 (Light Industrial) to City of Glendale A-1 (Agricultural), C-3 (Heavy Commercial), M-1 (Light Industrial), R1-4 PRD (Single Residence, Planned Residential Development), and PAD (Planned Area Development).

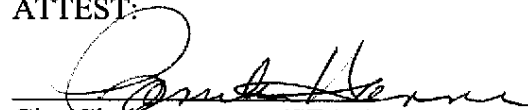
SECTION 2. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 3. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.


PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 22nd day of September, 2009.


MAYOR

ATTEST:


City Clerk (SEAL)

APPROVED AS TO FORM:


City Attorney

REVIEWED BY:

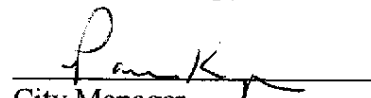

City Manager

Exhibit A

Legal Description

That portion of Sections 3 and 4, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

The East 7 feet of the West 40 feet of the Southwest quarter of the Southwest quarter of said Section 3;

Except the South 55 feet thereof;

Also the West 40 feet of the South half of the Northwest quarter of the Southwest quarter of said Section 3;

Except the North 225 feet thereof;

Also the North half of the Northwest quarter of the Southwest quarter of said Section 3;

Also the North 4.75 feet of the East 1111.29 feet of the South half of the Northwest quarter of the Southwest quarter of said Section 3;

Also the East half of the East half of the West half of the Northeast quarter of said Section 4;

Except the North 50 feet thereof;

Also the West half of the East half of the Northeast quarter of said Section 4;

Except the North 50 feet thereof;

Also the West 7 feet of the East 40 feet of the Southeast quarter of said Section 4;

Except the South 55 feet thereof;

Also the West 12 feet of the East 40 feet of the South 108 feet of the East 108 feet of the Southeast quarter of said Section 4;

Except the South 55 feet thereof;

Also that portion of Section 4 described as follows:

Beginning at a point North 55 feet and West 45 feet from the Southeast corner of said Section 4;

Thence 40 feet parallel with the East line of said Section 4;

Thence Southwest to a point 55 feet North of the South line and 85 feet West of the East line of said Section 4;

Thence East 40 feet to the point of beginning;

And also except that portion of Section 4 described as follows:

Commencing at the Northeast corner of said Section 4;

Thence West along the North line of said Section 4 a distance of 715.49 feet;

Thence South 01 degrees 45 minutes 56 seconds West a distance of 40.02 feet to a point on the South right of way line of Northern Avenue as the right of way for Northern Avenue existed on June 25, 2002, and the true point of beginning;

Thence continuing South 01 degrees 45 minutes 56 seconds West a distance of 362.00 feet;

Thence East a distance of 50.00 feet to a point on the East line of the West half of the Northeast quarter of the Northeast quarter of said Section 4;

Thence South 01 degrees 45 minutes 56 seconds along said East line West a distance of 864.48 feet;

Thence South 89 degrees 50 minutes 32 seconds West a distance of 10.00 feet;

Thence South 01 degrees 45 minutes 56 seconds West a distance of 92.05 feet;

Thence South 89 degrees 50 minutes 32 seconds west, a distance of 376.11 feet;

Thence North 01 degrees 44 minutes 12 seconds East a distance of 1319.58 feet to a point on the south right-of-way line of said Northern Avenue as the right of way for Northern Avenue existed on June 25, 2002;

Thence East along said right-of-way line a distance of 336.74 feet to the point of beginning;

Except the North 10.00 feet thereof.